WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/23/07 14:29 2 pgs
Fees:13.00 Taxes:314.50
20070423-0048114

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$85,000.00**

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE **19TH DAY OF APRIL, 2007.**

NOTARY PUBLIC

MY COMMISION EXPIRES

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Exp. March 2, 2010

THIS INSTRUMENT WAS PREPARED BY
Creative Title and Escrow, LLC
1994 Gallatin Road North, Suite 202, Madison, TN 37115

Address New Owner(s) As Follows:	*Send Tax Bills To:*	Map and Parcel Number:
Kevin T. Bishop	GMAC Mortgage	**81-14-125**
2412 Underwood Street	35 Executive Park Dr. Ste. C	
Nashville, TN 37208	Hendersonville, TN 37075	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

S.S. Fouche, Trustee of the Underwood Family Trust Agreement dated June 10, 2006

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

Kevin T. Bishop, an unmarried person,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN **Davidson** COUNTY, STATE OF **Tennessee,** DESCRIBED AS FOLLOWS, TO-WIT:

See attached legal Exhibit "A"

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

City and or County taxes for the year 2007 and subsequent years a lien but not yet due and payable.

All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.

All NO COVERAGE IS AFFORDED AS TO THE EXACT AMOUNT OF ACREAGE OR SQUARE FOOTAGE CONTAINED WTIHIN THE PROPERTY HEREIN DESCRIBED.

All matters on the Plan of Record in Plat Book 2331, page 114, said Register's Office, including any and all revisions, corrections and/or amendments thereto of record.

(**X**) Improved
This ( ) Unimproved property is known as: **2412 Underwood Street**
Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do not covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and ever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this **19th day of April, 2007**.

S.S. Fouche Trustee of the Underwood Family Trust Agreement
S.S. Fouche, Trustee of the Underwood Family Trust Agreement

STATE OF TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **S.S. Fouche,** who acknowledged herself, upon oath, to be the **Trustee of the Underwood Family Trust Agreement dated June 10, 2006**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

This 19th day of April, 2007.

RON GARRISON STATE OF TENNESSEE NOTARY PUBLIC EXPIRES MARCH 03, 2010 ROBERTSON COUNTY

Notary Public

My Commission Expires:

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 28, on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jesse Marshall Roberson and wife, Bessie Mai P. Roberson by deed from Ajax Development Company, a Tennessee Corporation, dated 02/01/1957, of record in Book 2637, page 255, Register's Office for Davidson County, Tennessee. Jesse Marshall Roberson and Bessie Mai P. Roberson, having since died, leaving Nedra Molette and Andrea Trice, as their only heirs at law.

Being the same property conveyed to S.S. Fouche, Trustee of the Underwood Family Trust, under agreement dated June 10, 2006, by Warranty Deed from Nedra Molette and Andrea Trice, Heirs @ Law of Bessie Mai P.l Roberson, deceased, filed for record 07/27/2006 in Instrument No. 20060727-0091163, Register's Office for Davidson County, Tennessee.